

Zoning Text Amendment No.: 13-08
Concerning: TMX – Land Uses
Draft No. & Date: 1 – 9/3/13
Introduced: September 10, 2013
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Councilmembers Rice and Floreen

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- allow dry cleaning and laundry establishments in the TMX zone;
- allow a veterinary hospital without a special exception under certain circumstances;
- allow day care for seniors and disabled people with an unlimited number of people; and
- generally amend land uses in the TMX zone

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-C-14. “TRANSIT MIXED-USE (TMX) ZONE.”
Section 59-C-14.23. “Land Uses.”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. DIVISION 59-C-14 is amended as follows:

DIVISION 59-C-14 TRANSIT MIXED-USE (TMX) ZONE

* * *

59-C-14.23. Land uses.

No use is allowed except as indicated below:

— **Permitted Uses.** Uses designed by the letter “P” are permitted, subject to all applicable regulations.

— **Special Exception Uses.** Uses designated by the letters “SE” may be authorized as special exceptions under Article 59-G.

TMX Land Uses	
* * *	
(d) Services:	
* * *	
Daycare facility for [not more than 4] senior adults and persons with disabilities.	P
Domiciliary care for no more than 16 senior adults.	P
Dry cleaning and laundry pick-up station.	P
<u>Dry cleaning and laundry establishments, consisting of no more than 3,000 square feet of gross floor area.</u>	P
Duplicating services.	P
Educational, private institution.	P
Home occupation, no impact.	P
Home occupation, registered.	P

Home occupation, major.	SE
Hospice care facility.	P
Hospitals, veterinary.	[SE] <u>P*</u>
International public organization.	P
Place of worship.	P
* * *	

* All areas of a building used for keeping animals must be soundproofed. An outdoor exercise yard is allowed if:

(a) it is fenced and set back a minimum of 50 feet from any Residential, One-Family or Residential, Townhouse zoned land; and

(b) any animal is prohibited from being outdoors between 9:00 p.m. and 7:00 a.m.

* * *

Sec. 2. Effective date. This ordinance becomes effective 1 day after the date of Council adoption.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council